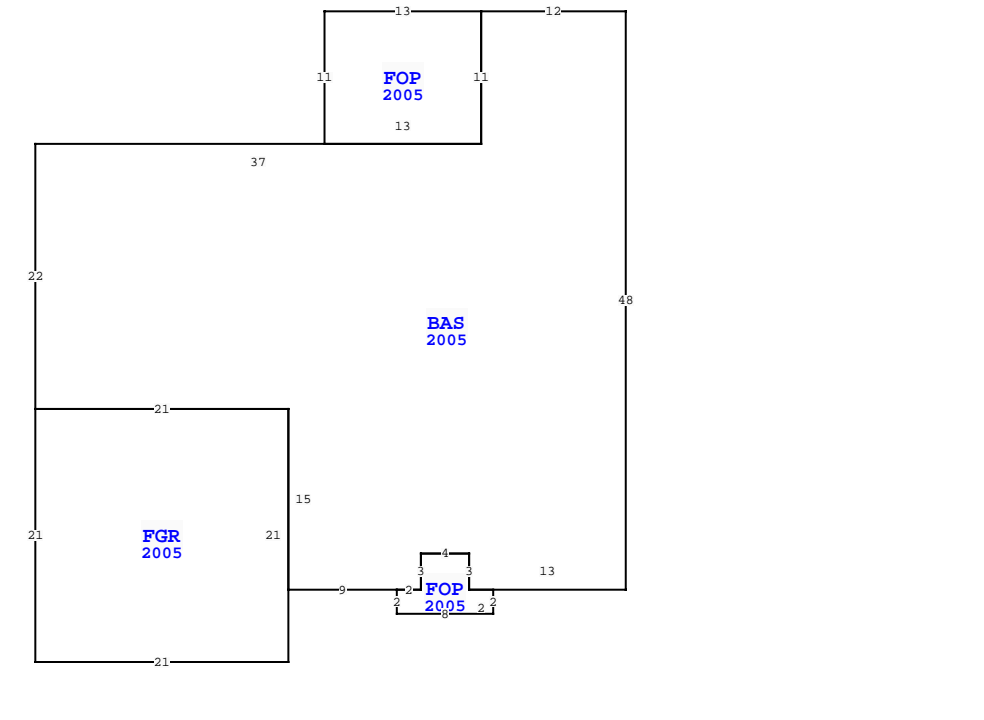




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4045.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,618 100 1,618 177,616
FGR	441 55 243 26,675
FOP	28 30 8 878
FOP	143 30 43 4,720
TOTALS	2,230 1,912 209,890

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,912	96.1380	120.17	229,765	2005	2005	0	0	0	8.65	91.35



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,890
TOTAL MARKET OB/XF VALUE			3,515
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			278,405
SOH/AGL Deduction			134,163
ASSESSED VALUE			144,242
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			94,242
TOTAL JUST VALUE			278,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13439	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0100	3/02/2005	WD Q	Q	I		164,500
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: KAMINSKI JOHN F & C						
1201/1841	1/15/2004	WD U	V	19		144,000
GRANTOR: MEADOWFIELD JOINT VEN						
GRANTEE: MATTAMY (JAX) PARTN						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
86081 MEADOWRIDGE CT, YULEE	03/03/2023			NW		

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2005	2005	3	86	3,515	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2005] W12FOP=[YR=2005] W13S11E13 N11\$ S11W37 S22												
FGR=[YR=2005] S21 E21 N21 W21\$ E21 S15 E9 FOP=[YR=2005] S2 E8												
N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E13 N48\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								